

## **Chapter 18.41**

### **MO OFFICE INDUSTRIAL DISTRICT**

#### Sections:

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- 18.41.020 Permitted uses.
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#### **18.41.010 Purpose of district.**

The MO office industrial district is intended to provide areas for mixed administrative and executive office uses in appropriate areas within the community. (Ord. 1050 N.S. § 1 (part), 1991)

#### **18.41.020 Permitted uses.**

The following uses shall be permitted in the MO office industrial district:

- A. Administrative and executive offices;
- B. Research, experimental and engineering laboratories devoted exclusively to basic research, engineering development, or product development provided that the operation can be classified as a Level One hazardous materials user as defined by the Morgan Hill Fire Department Policy II-16;
- C. Incidental services, such as food and beverage dispensing and sales facilities to serve the employees, guests and occupants of the district when conducted within an integral part of a main structure, and having no exterior display or advertising signs. (Ord. 1050 N.S. § 1 (part), 1991)

#### **18.41.030 Conditional uses.**

The following uses may be conditionally allowed in the MO office industrial district, subject to issuance of a conditional use permit in accordance with Chapter 18.54 of this title:

- A. Commercial recreation;
- B. Uses of an educational nature;

- C. Printing, facilities to be used solely for papers and documents produced, or used in connection with, a primary use conducted on the site;
  - D. Blueprint and photocopy services;
  - E. Office and business machine stores;
  - F. Off-site pole or pylon freeway-oriented signs pursuant to Section 18.76.270.C.4;
  - G. Any manufacturing, processing or warehousing, which are listed as permitted uses within the ML, light industrial zoning district provided that those activities are conducted in association with a permitted use within this zone;
  - H. Any other use which the planning commission finds to be of similar nature to the permitted or conditional uses specified in this chapter for the MO zoning district.
- (Ord. 1215 N.S. § 36, 1995; Ord. 1134 N.S. § 5, 1993; Ord. 1050 N.S. § 1 (part), 1991)

#### **18.41.040 Site development standards.**

A. The following site development standards shall apply to the MO office industrial district:

- 1. Minimum lot area, forty thousand square feet;
- 2. Minimum lot width, one hundred feet;
- 3. Minimum lot depth, one hundred feet;
- 4. Minimum setbacks:
  - a. Front, forty feet,
  - b. Rear, twenty feet,
  - c. Side, ten feet;
- 5. Maximum building coverage, forty percent;
- 6. Maximum height, three stories or thirty-five feet.

B. All uses shall be conducted wholly within a completely enclosed building.

C. On any portion of a site in the MO district which abuts a lot in any residential district, the yard so abutting shall have a solid wall or fence of six feet in height along the common lot line, and shall be landscaped a minimum of twenty feet in width.

D. All uses, whether permitted or conditional, shall be conducted in such a manner so as to avoid any nuisance or commonly recognized offensive condition or characteristic as established by the performance standards of Chapter 18.48 of this title. (Ord. 1050 N.S. § 1 (part), 1991)

#### **18.41.050 Additional required conditions.**

A. Architectural and site plan approval shall be required of all uses situated on sensitive sites, as defined in Chapter 18.74 of this title. (Ord. 1135 § 39, 1993)